



*Plan and Zoning Commission
Staff Report*

Meeting Date: September 6, 2016

Agenda Item: 1875 North Ankeny Boulevard Site Plan
Report Date: August 31, 2016 ETC
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Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 1875 North Ankeny Boulevard.

Project Summary:

The subject site is 1.58 acres and is located on Lot 2, Northpointe Village Center Plat 1. The subject site is zoned C-2, General Retail and Highway Oriented Commercial District. The proposed building is a 10,220 square foot multi-tenant building.

The proposed site plan shows 62 parking spaces, 61 of which are required. The site plan also shows stacking for the drive thru which meets the stacking requirements of the code. Parking allows for 1,800 square feet of restaurant space and 8,420 square feet of general retail space for the building.

Sidewalk currently exists along North Ankeny Boulevard. The proposed site plan shows a sidewalk connection to the sidewalk along North Ankeny Boulevard to the proposed building.

There is a proposed ground sign location shown on the site plan. The proposed sign is located within a sanitary sewer easement. The applicant has provided a hold harmless agreement for the sign to be located within the City easement. The hold harmless agreement will be on the September 6th Council agenda. Final designs and allowances for the ground sign and any building signage will be determined through the City's sign permitting process, and will comply with sign regulations in Chapter 195.

The landscaping shown on the proposed site plan complies with all applicable regulations. The dumpster enclosure is located on the east side of the building. The dumpster enclosure will be constructed with brick veneer to match the building. Proposed landscaping will further screen the dumpster enclosure.

Site Plan Worksheet
1875 North Ankeny Boulevard

The site plan regulations in the zoning code have a variety of design standards and factors for review. The following worksheet is intended to provide staff's comments related to this project and those items.

A. Site Development

- 1. The orientation, alignment, spacing, and placement of a building, driveway, parking area and/or service area on the site shall be compatible with and complimentary to buildings and sites in the neighboring area.**

The site will be accessed from an existing frontage road that runs on the east side of North Ankeny Boulevard. The building meets all setbacks required by code.

- 2. The site shall be planned to be compatible with the streetscape that is prevalent in the area.**

The site plan complies with the landscaping and parking lot requirements of the code.

- 3. The site shall provide for adequate parking and circulation for vehicles, bicycles and pedestrians. This includes safe bicycle and pedestrian movement from public walks to the building and from parking areas to the building.**

The site provides for adequate parking and circulation. The proposed site plan provides 62 parking spaces, exceeding the 61 spaces required by the code. The site also provides connection from the existing sidewalk located along North Ankeny Boulevard to the site.

- 4. The site shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion or decrease safety on the site or surrounding public streets. Studies of the traffic impact shall be provided if deemed necessary by the Community Development Director.**

The site will access off of a frontage road that runs on the east side of North Ankeny Boulevard. The frontage road can be accessed from North Ankeny Boulevard or NW 18th Street.

- 5. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to reduce their impact on public ways and adjoining properties.**

Parking is located on the south, east and west sides of the building and meets the requirements for off-street parking as stated in Chapter 194.01(6) (A). The drive thru will be located on the north and side of the building. Headlight screening is required along North Ankeny Boulevard.

6. **Service areas; loading and unloading docks, delivery areas, dumpsters, outside storage areas and large storm water detention basins shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to screen from view from public ways and adjoining properties.**

There will be no additional outdoor storage with the exception of a screened dumpster located to the east of the proposed building. The dumpster enclosure will be made of brick veneer to match the building and will also be screened with additional landscaping.

7. **All newly installed utility lines shall be underground and entry fixtures located away from high use areas or screened in an approved manner.**

All services to the building will be underground.

8. **Exterior lighting, when used, shall enhance the building design and the adjoining landscape. All lighting should be appropriate to the use of the building and surrounding properties with intensity of illumination limited to its intended use and not as an attraction to the site. Lighting shall be directed to eliminate impacts on adjoining sites.**

Site lighting will be directed away from adjoining property and downward.

9. **The design shall provide adequate provisions for surface and subsurface drainage. Storm water detention, drainage and storm sewer improvements shall be designed to reduce the danger of erosion, flooding, landslide or other endangerment of surrounding property.**

Storm water detention for this parcel is located underground and will be released to the drainage way on the east side of the site.

10. **Utility connections to water and sanitary sewer lines shall be designed so as to not overload existing public utility lines. Studies of system loading shall be provided if deemed necessary by the Community Development Director.**

The applicant proposes to connect to the existing water service and an existing sanitary sewer located on the west side of the site.

11. **Site design should provide open space in areas visible to the public. A majority of the required open space should be located in front and side yards.**

The majority of the open space on the site is being provided on the east and north sides of the site.

12. **Landscaping shall enhance architectural features and contribute to the beauty and utility of a development. Existing trees should be protected whenever possible to maintain the maturity of the site.**

The proposed shade tree and open space landscaping meets the requirements of the code.

B. Building Design

- 1. Buildings shall have good scale and maintain or enhance the established scale of buildings and sites of neighboring buildings and sites.**

The proposed building is a single story structure, and will be a maximum of 17 feet in height. There are buildings in the general vicinity with similar scale.

- 2. Materials selected for buildings shall provide compatible textures and colors as those of neighboring buildings.**

The proposed materials are a combination of two different colors of brick veneer, metal coping, canvas awning, and metal trellis.

- 3. All mechanical equipment or other utility hardware on roof, ground, or buildings, refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from or located as not to be visible from public view, using materials consistent with the building and site.**

The trash enclosure will be located on the east side of the proposed building and the enclosure will be constructed of brick veneer to match the proposed building.

- 4. Multiple buildings on the same site shall provide for compatible and complimentary design and materials.**

There is only one proposed building on this site.

C. Signs

- 1. Every sign shall have good scale and proportion in relationship to its site and function, as well as the signage and use of neighboring properties.**

A ground sign location is shown on the site plan and complies with setbacks. The sign is located in a sanitary sewer easement that runs along the west side of the site along North Ankeny Boulevard. The applicant submitted a hold harmless agreement for the sign to be located within the City's sanitary sewer easement. Final design and allowances will be determined with future sign permits.

- 2. Building signs shall be designed as an integral architectural element of the building.**

Signage shown on the submitted plans is for reference only. Final design and allowances will be determined with future sign permits.

- 3. Yard signs shall be designed to provide elements compatible with the building design and architectural elements.**

A new ground sign location is shown on the site plan and complies with setbacks. The applicant has submitted a hold harmless agreement to be approved by Council so they can located the sign within the City's easement. Final designs and allowances will be determined with future sign permits.

4. **Each sign shall be designed in a manner not to compete for attention with signs on adjoining premises.**

All signs submitted for permit in the future shall comply with Chapter 195: Signs.

D. Factors for Evaluation

The following factors and characteristics, which affect the function and appearance of a development, should govern the Plan and Zoning Commission's evaluation of a site plan submission:

1. **Conformance to Design Standards and other applicable code requirements**
The plans submitted conform to the written regulations of the City.
2. **Location of the building(s), and the relationship to the development site and neighboring buildings and sites.**
The site layout is compatible with setbacks.
3. **Layout and utilization of building, parking, drive-ways, and open spaces.**
10,220 square foot building and the circulation system for traffic is appropriate.
4. **Architectural character, including scale, style, color and type of material, of the building and signage as it relates to the neighborhood.**
The proposed building is a single story structure and will be a maximum of 17 feet in height. The proposed building relates to the surrounding commercial areas along North Ankeny Boulevard.
5. **Impact on sanitary sewer, storm sewer, drainage, water, and street systems.**
It appears that the impacts on these utility systems can be accommodated adequately.